

Name of the Issue: Knowledge Realty Trust

1	Type of Issue (IPO / FPO)	IPO
---	---------------------------	-----

2	Issue Size (Rs. crores)	4,800.00
---	-------------------------	----------

Source: Final Offer Document dated August 12, 2025

3 Grade of issue along with name of the rating agency

Name	Not Applicable
Grade	

4	Subscription Level (Number of times)	12.25
---	--------------------------------------	-------

Source: Based on valid applications(excluding Strategic Investors and Anchor investors)

5 QIB Holding (as a % of outstanding capital) as disclosed to stock exchanges

Particulars	%
(i) On Allotment August 13, 2025 (1)	8.79%
(ii) at the end of the 1st Quarter immediately after the listing (September 30, 2025)	6.79%
(iii) at the end of 1st FY (March 31, 2026)(2)	6.79%
(iv) at the end of 2nd FY (March 31, 2027)(2)	Not Available
(v) at the end of 3rd FY (March 31, 2028)(2)	Not Available

(1) Source: Basis of Allotment includes allotment to Anchor Investors

(2) QIB Holding not disclosed as reporting for relevant period has not been completed.

6 Financials of the issuer

(Consolidated Rs. in million)

Parameters	1st FY (March 31, 2026)*	2nd FY (March 31, 2027)*	3rd FY (March 31, 2028)*
Revenue from operations	Not Available	Not Available	Not Available
Net Profit for the period	Not Available	Not Available	Not Available
Paid-up unit capital	Not Available	Not Available	Not Available
Other Equity	Not Available	Not Available	Not Available

Note: *Financials for the year ended March 31, 2026, March 31, 2027 and March 31, 2028 shall be updated once available

7 Trading Status in the scrip of the issuer

Equity shares are listed on both the BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE") (and together with BSE the "Stock Exchanges")

Particulars	Status
(i) at the end of 1st FY (March 31, 2026)	Frequently Traded
(ii) at the end of 2nd FY (March 31, 2027)*	Not Available
(iii) at the end of 3rd FY (March 31, 2028)*	Not Available

*Trading data not available as reporting for the relevant years has not been completed.

8 Change in Directors of issuer from the disclosures in the offer document

Particulars	Name of the Director	Appointed / Resigned
(i) at the end of 1st FY (March 31, 2026)	Sunil Ramakant Bhumralkar (Independent Director)	Appointed
	Asheesh Mohta (Non-Independent Director)	Appointed
(i) at the end of 1st FY (March 31, 2027)*	Not Available	Not Available
(i) at the end of 1st FY (March 31, 2028)*	Not Available	Not Available

*Changes in Directors of issuer not updated as the relevant financial years have not been completed

9 Status of implementation of project/ commencement of commercial production

(i) as disclosed in the offer document	Not Available
(ii) Actual implementation	
(iii) Reasons for delay in implementation, if any	

10 Status of utilization of issue proceeds

(i) as disclosed in the offer document

Particulars	Amount to be funded from Net Proceeds (Rs cr)	Actual Utilization (Rs cr)
Partial or full repayment or prepayment of certain financial indebtedness of the Asset SPVs and the Investment Entities	4,640.00	4,640.00
General corporate purposes	-	-
Total Net Proceeds	4,640.00	4,640.00

as disclosed in the offer document

(ii) Actual utilization (Rs. In Crores)	4,640.00
---	----------

(iii) Reasons for deviations (if any)	No deviation
---------------------------------------	--------------

*Actual Utilization not disclosed as reporting for the relevant fiscal year has not been completed.

11 Comments of monitoring agency, if applicable

a) Comments on use of funds	Not Available
(b) Comments on deviation, if any, in the use of proceeds of the issue from the objects stated in the offer document	Not Available
(c) Any other reservations expressed by the monitoring agency about the end use of funds	Not Available

12 Pricing Data

Designated Stock Exchange	NSE
Issue Price (Rs.)	100
Listing Date	18-Aug-25

Price parameters	At close of listing day	Close of 30th calendar day from listing day	Close of 90th calendar day from listing day	As at the end of the 1st FY after the listing of the issue March 31, 2026		
				Closing price	High	Low
Market Price on Designated Stock Exchange	106.24	111.08	117.96	113.6	129.07	103
NSE NIFTY 50	18,203.40	25,239.10	25,910.05	22,331.40	26,373.20	21,743.65
Sectoral Index	Not comparable to any of the available sectoral indices					

Price parameters	As at the end of the 2nd FY after the listing of the issue (31st March, 2027)*			As at the end of the 3rd FY after the listing of the issue (31st March, 2028)*		
	Closing price	High (during the FY)	Low (during the FY)	Closing price	High (during the FY)	Low (during the FY)
Market Price	-	-	-	-	-	-
NSE NIFTY 50	-	-	-	-	-	-
Sectoral Index	Not comparable to any of the available sectoral indices					

Note: Stock Exchange data. Where the 30th day / 90th day / March 31 of a particular year falls on a holiday, the immediately preceding trading day has been considered

(1) Price information not disclosed as reporting for the fiscal year has not been completed

* Data not updated as the relevant financial years have not been completed

13 Basis for Issue Price and Comparison with Peer Group & Industry Average

Accounting ratio	Name of company	As disclosed in the offer document *	At the end of 1st FY March 31, 2026**	At the end of 1st FY March	At the end of 1st FY March
NAV per share	Issuer:	110.94	Not Available	Not Available	Not Available
	Peer Group:				
	Embassy Office Parks REIT	423.22	Not Available	Not Available	Not Available
	Mindspace Business Park REIT	431.70	Not Available	Not Available	Not Available
	Brookfield India Real Estate Trust REIT	336.35	Not Available	Not Available	Not Available

* Sourced from Final Offer Document dated August 12, 2025

(2) Information not provided as the relevant fiscal year has not completed / not disclosed in public domain

14 Any other material information

Particulars	Date
Listing of Units	18-08-2025
Approved the Shifting of Place of Business of the Trust to "One BKC, C Wing 407, Plot No. C-66, G Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400051, Maharashtra, India.	02-09-2025
Approved the Shifting of Registered Office of the KROMSPL to "One BKC, C Wing 407, Plot No. C-66, G Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400051, Maharashtra, India	02-09-2025
Appointment of Mr. Sunil Ramakant Bhumralkar (DIN: 00177658) as an Additional Non-Executive Independent Director on the Board of the Company with effect from 10th November, 2025 for a period of 5 years, subject to the approval of the shareholders of the Manager	10-11-2025
Appointment of Mr. Asheesh Mohta (DIN: 00358583) as an Additional Non-Executive, Non-Independent Director of the Company with effect from 10th November, 2025 subject to the approval of the shareholders of the Manager	10-11-2025
For updates and material information please visit stock exchanges website www.bseindia.com and www.nseindia.com	

All the above information is updated till March 31, 2026 unless indicated otherwise

Disclaimer

This document is uploaded by SBI Capital Markets Limited ("SBICAP") on its website pursuant to the SEBI Circular No. CIR/MIRSD/1/2012 dated January 10, 2012, without having regard to specific objectives, suitability, financial situations and needs of any particular person and does not constitute any recommendation, and should not be construed as an offer to sell or the solicitation of an offer to buy, purchase or subscribe to any securities mentioned therein, and neither this document nor anything contained herein shall form the basis of or be relied upon in connection with any contract or commitment whatsoever. This document does not solicit any action based on the material contained herein. Nothing in these materials is intended by SBICAP to be construed as legal, accounting or tax advice. Past performance is not a guide for future performance. Neither SBICAP and its affiliates, nor its' directors, employees, agents or representatives shall be liable for any damages whether direct or indirect, incidental, special or consequential including lost revenue or lost profits that may arise from or in connection with the use of this document.

The information contained in this document is based on the Red Herring Prospectus and amendments thereto, if any, and/or the Final Prospectus, as amended, if any, as applicable, of the Issuer ("Offer Documents") and the information as provided by the Issuer to SBICAP and available with or provided by the Stock Exchanges / Regulators / Monitoring Agencies from time to time. SBICAP reserves the right to make amendments to this document as and when it deems necessary and also to make additions or deletions to the information contained herein from time to time.

In this context, the 'Issuer' would mean an issuer who has come out with the public issue of its securities as indicated in this document for the respective issues, whose information is being accessed by any person, in this document. The Directors of the Issuer have confirmed in the relevant Offer Documents that the information made available therein is true, fair, correct and adequate. SBICAP has made efforts to ensure that the information is gathered from authentic sources, however, no representation or warranty, expressed or implied, is made or given by or on behalf of SBICAP or its affiliates, nor any person who controls it or any director, officer, employee, advisor or agent of it, or affiliate of any such person or such persons as to the accuracy, authenticity, correctness, completeness or fairness of the information contained in this document and SBICAP or its affiliates or such persons do not accept any responsibility or liability for any such information and therefore, any liability or responsibility is expressly disclaimed. This document has not been approved and will or may not be reviewed or approved by any statutory or regulatory authority in India or by any Stock Exchange in India. This document may not be all inclusive and may not contain all of the information that the recipient may consider material.

Since neither this document nor any copy of it may be taken or transmitted or distributed or re-distributed into certain jurisdictions, directly or indirectly, which may be restricted by law, persons into whose possession this document comes should inform themselves about, and observe, any such restrictions. Neither SBICAP, nor any of its affiliates nor their respective directors, officers and employees will be liable or have any responsibility of any kind for any loss or damage that you may incur in the event of any failure or disruption of this website, or resulting from the act or omission of any party involved in producing or hosting this website or the data contained therein available to you, or from any other cause relating to your access to, inability to access or use of the website or these materials.

This document is issued by SBI Capital Markets Limited without any liability / undertaking / commitment on the part of itself or State Bank of India or any other entity in the State Bank Group, except where it is explicitly stated. Further, in case of any commitment on behalf of State Bank of India or any other entity in the State Bank Group, such commitment is valid only when separately confirmed by that entity.